076.0	0005	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,200 /	693,200
					USE VALUE:	693,200 /	693,200
					ASSESSED:	693,200 /	693,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FALCONE PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	43 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,818 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8818.000	214,000		479,200	693,200
Total Card	0.202	214,000		479,200	693,200
Total Parcel	0.202	214,000		479,200	693,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.89 | /Parcel: 540.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48415

GIS Ref

GIS Ref

Insp Date 09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0010.0

!6365!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,000	0	8,818.	479,200	693,200	693,200	Year End Roll	12/18/2019
2019	101	FV	229,100	0	8,818.	445,000	674,100	674,100	Year End Roll	1/3/2019
2018	101	FV	229,100	0	8,818.	445,000	674,100	674,100	Year End Roll	12/20/2017
2017	101	FV	229,100	0	8,818.	390,200	619,300	619,300	Year End Roll	1/3/2017
2016	101	FV	229,100	0	8,818.	356,000	585,100	585,100	Year End	1/4/2016
2015	101	FV	189,600	0	8,818.	314,900	504,500	504,500	Year End Roll	12/11/2014
2014	101	FV	189,600	0	8,818.	297,800	487,400	487,400	Year End Roll	12/16/2013
2013	101	FV	189,600	0	8,818.	283,400	473,000	473,000		12/13/2012

PRINT

Date	Time
12/10/20	21:09:13

LAST REV

Date	Time
09/28/18	08:58:47

mmcmakin

6365

USER DEFINED

Prior Id # 1:	48415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20841-335		10/1/1990		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2010	612	New Wind	30,258					13 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	TTL REFUSAL	BS	Barbara S
2/14/2009	Meas/Inspect	372	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8818		Sq. Ft.	Site		0	70.	0.78	12									479,179						479,200	

Total AC/HA: 0.20243 | Total SF/SM: 8818 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,179 | Spl Credit | Total: 479,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01489842
Adj $ / SQ:	130.161
Other Features:	78951
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290823
Depreciation:	76777
Depreciated Total:	214045

COMMENTS

GREAT VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

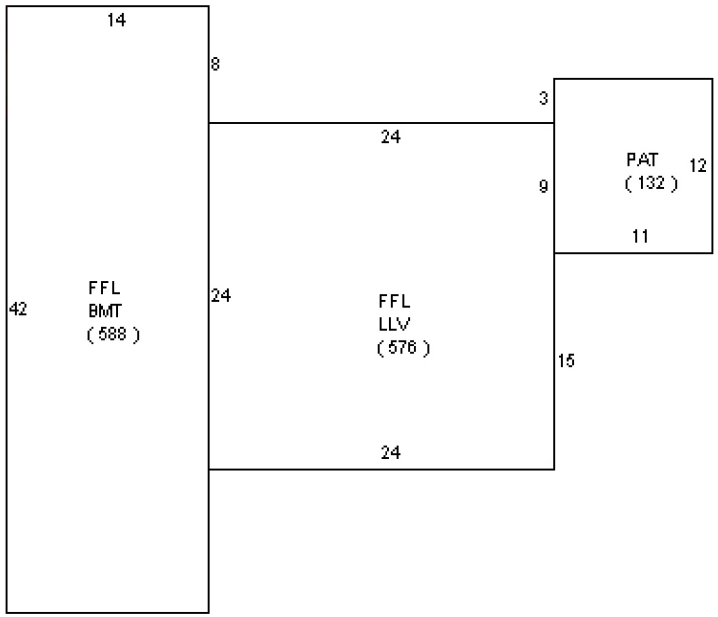
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	130.16
Special Features:	0	Val/Su Net:	86.99
Final Total:	214000	Val/Su SzAd	183.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	130.160	151,507
BMT	Basement	588	44.120	25,945
LLV	Lower Level	576	58.570	33,738
PAT	Patio	132	5.170	682

Net Sketched Area:	2,460	Total:	211,872
Size Ad	1164	Gross Are	2460	FinArea	1282
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	